

Section 21

CONSTRUCTION AND HOUSING

This section presents statistics on construction activity and costs, the size and composition of the housing inventory, occupancy of housing, sales, and residential financing.

There were 21,395 building permits issued in 1981, with an estimated value of \$898 million. The total included \$460 million for private residential construction and \$346 million for private nonresidential structures. The value of government construction contracts awarded was \$428 million. Construction put in place, as indicated by the contracting tax base, totaled \$693 million in 1971 and \$1.6 billion in 1981. The value of land transfers in 1982 was \$2.9 billion. Mortgage loans outstanding at the end of 1980 amounted to \$7.1 billion. The July 1982 construction cost index for Honolulu (1967=100) was 302.3 for single-family residences and 327.0 for high-rise buildings.

The number of housing units in the State increased from 239,000 in 1972 to 349,000 in 1982. Owner occupied units numbered 101,000 in 1972 and 144,000 in 1982; the latter total included 106,000 on land owned in fee simple and 37,000 on leased land. Condominium units, first authorized in 1961, numbered 90,000 at the end of 1981. Military and public housing accounted for 26,000 units as of 1982. Housing was in short supply throughout most of the past decade: on Oahu, the vacancy rate in March 1982, according to the Federal Home Loan Bank, was only 1.7 percent. The average selling price of single family homes on Oahu during 1981, based on Multiple Listing Service data, was \$192,000; for condominium units it was \$111,000. The median contract monthly rent for the State rose from \$120 in 1970 to \$271 in 1980, and the median value of owner occupied single-family units increased from \$35,100 to \$118,100.

The principal sources for these data are the 1970 and 1980 U.S. Censuses of Housing, postal vacancy surveys issued by the Federal Home Loan Bank, various series compiled by State and County agencies (primarily the Hawaii Housing Authority, Hawaii State Department of Planning and Economic Development, Department of Commerce and Consumer Affairs, Department of Taxation, and Bureau of Conveyances, and the four County building departments), the construction cost indexes prepared by the First Hawaiian Bank, and the Honolulu Board of Realtors reports on Multiple Listing Service activity. Many of these series are summarized in reports published by the Bank of Hawaii (particularly Construction in Hawaii, issued annually) and the First Hawaiian Bank. Persons interested in figures for earlier periods should consult Historical Statistics of Hawaii, Section 15. Mainland statistics appear in Section 28 of Statistical Abstract of the United States: 1981.

Table 472.-- NUMBER AND VALUE OF BUILDING PERMITS,
BY COUNTIES: 1971 TO 1981

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
NUMBER ISSUED					
1971	24,562	17,239	3,876	556	2,891
1972	25,342	17,706	3,982	862	2,792
1973	30,581	22,767	4,260	1,132	2,422
1974	26,027	19,169	3,635	1,066	2,157
1975	23,287	16,514	3,506	1,255	2,012
1976	23,453	15,937	3,535	1,195	2,786
1977	23,406	15,793	3,536	1,173	2,904
1978	25,807	17,758	3,938	1,470	2,641
1979	26,515	18,297	4,062	1,540	2,616
1980	22,771	15,729	3,732	1,210	2,040
1981	21,395	15,141	3,427	1,276	1,551
ESTIMATED VALUE (\$1,000)					
1971	416,695	298,630	61,237	15,768	41,060
1972	508,261	364,835	69,016	25,741	48,669
1973	649,121	480,639	56,376	31,578	80,528
1974	831,897	594,896	85,350	36,745	114,906
1975	744,494	495,871	69,691	53,099	125,833
1976	581,226	411,497	58,137	29,921	81,671
1977	534,278	356,591	62,088	32,060	83,539
1978	756,757	421,692	81,965	59,858	193,242
1979	984,559	566,991	144,768	118,453	154,347
1980	1,278,911	745,565	146,395	133,261	253,690
1981	898,428	550,254	136,617	67,844	143,713

Source: City and County of Honolulu Department of Buildings, Summary of Building Permits (annual); Hawaii, Kauai, and Maui County departments of public works, records.

Table 473.-- VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL,
BY COUNTIES: 1971 TO 1981

[In thousands of dollars. Limited to private construction, including
additions, alteration, and repairs.]

Category and year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
RESIDENTIAL					
1971	254,145	181,246	36,926	10,017	25,957
1972	323,756	228,104	42,657	19,808	33,188
1973	460,490	347,767	39,045	21,829	51,850
1974	538,869	376,170	49,995	19,992	92,711
1975	382,552	228,155	38,698	20,009	95,690
1976	259,348	179,674	29,243	13,346	37,086
1977	311,333	192,334	39,505	21,197	58,298
1978	437,601	223,539	60,963	49,005	104,094
1979	588,685	288,863	91,942	100,024	107,857
1980	736,624	338,259	108,360	74,795	215,209
1981	460,136	226,148	73,819	41,368	118,802
NONRESIDENTIAL					
1971	113,709	86,047	19,236	3,126	5,300
1972	131,274	98,840	16,614	3,256	12,563
1973	137,873	94,123	11,666	6,799	25,284
1974	209,904	156,961	23,920	10,908	18,114
1975	227,272	179,006	11,018	16,086	21,163
1976	196,425	144,455	10,505	3,755	37,710
1977	153,570	118,429	11,850	6,822	16,469
1978	233,006	147,059	13,408	7,711	64,829
1979	290,249	217,219	20,547	13,896	38,587
1980	480,594	346,217	37,598	58,299	38,480
1981	345,640	228,049	62,637	25,943	29,011

Source: First Hawaiian Bank, Hawaii's Economic Indicators. Sources, Definitions, and Trends (March 1980), pp. 28-30 and 35-37, and Hawaii in 1981 (April 1982).

Table 474.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY:
1961 TO 1981

[In thousands of dollars.]

Calendar year <u>1/</u>	Total	Federal agencies	State agencies	City and County of Honolulu	Other counties
1961 ...	68,635	13,872	29,010	23,707	2,047
1962 ...	69,357	17,563	23,039	25,321	3,434
1963 ...	81,136	16,533	38,717	19,785	6,101
1964 ...	87,003	44,309	20,725	21,757	212
1965 ...	139,753	64,963	46,052	28,635	102
1966 ...	76,788	24,175	28,748	19,539	4,326
1967 ...	137,567	34,581	63,889	35,777	3,320
1968 ...	141,910	38,285	64,297	37,010	2,318
1969 ...	256,288	59,125	165,801	24,818	6,544
1970 ...	176,237	34,508	107,808	30,507	3,414
1971 ...	175,348	54,479	99,500	17,886	3,483
1972 ...	214,612	71,254	117,395	17,101	8,862
1973 ...	261,723	118,052	97,783	36,294	9,594
1974 ...	299,361	102,193	148,731	25,002	23,435
1975 ...	450,250	94,546	227,781	102,007	25,916
1976 ...	382,333	135,817	146,819	58,680	41,017
1977 ...	286,452	85,415	135,360	43,772	21,905
1978 ...	290,004	94,648	155,463	24,999	14,894
1979 <u>2/</u>	388,694	105,683	221,018	45,946	16,048
1980 ...	230,619	66,510	119,994	25,632	18,483
1981 ...	427,534	176,136	180,542	59,056	11,799

1/ By date of publication.

2/ Revised from 1980 edition, table 409.

Source: Hawaii State Department of Planning and Economic Development, Government Construction Contracts Awarded in Hawaii, 1961-1978 (Statistical Report 129, December 13, 1978), table 1; and Trade Publishing Company, BIDService Weekly.

Table 475.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY LOCATION OF CONSTRUCTION: 1961 TO 1981

[In thousands of dollars.]

Calendar year <u>1/</u>	Total	City and County of Honolulu	County of Hawaii	County of Kauai	County of Maui
1961 ...	68,635	54,443	7,271	3,749	3,172
1962 ...	69,357	56,920	4,622	2,493	5,323
1963 ...	81,136	64,856	9,012	824	6,445
1964 ...	87,003	73,417	5,039	4,953	3,594
1965 ...	139,753	126,970	2,118	7,026	3,639
1966 ...	76,788	61,308	5,066	6,658	3,758
1967 ...	137,567	114,903	13,502	3,085	6,077
1968 ...	141,910	120,075	12,083	6,126	3,627
1969 ...	256,288	207,413	36,078	6,852	5,944
1970 ...	176,237	143,828	17,084	3,595	11,730
1971 ...	175,348	149,369	14,622	4,845	6,512
1972 ...	214,612	179,159	19,684	7,927	7,842
1973 ...	261,723	228,427	19,616	7,709	5,971
1974 ...	299,361	243,465	34,842	15,095	5,959
1975 ...	450,250	354,020	41,576	31,580	23,075
1976 ...	382,333	294,072	38,656	14,310	35,296
1977 ...	286,452	221,126	26,884	11,579	26,863
1978 ...	290,004	224,074	23,384	10,140	32,406
1979 ...	388,694	313,105	33,411	12,954	29,224
1980 ...	230,619	168,131	33,766	11,079	17,642
1981 ...	427,534	349,034	48,202	17,520	12,778

1/ By date of publication.

Source: Hawaii State Department of Planning and Economic Development, Government Construction Contracts Awarded in Hawaii, 1961-1978 (Statistical Report 129, December 13, 1978), table 1; and Trade Publishing Company, BIDService Weekly.

Table 476.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1970 TO 1981

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
New 1-family dwellings:						
1970	5,399	3,809	1,590	796	320	474
1971	5,802	3,771	2,031	1,014	348	669
1972	5,852	3,353	2,499	1,152	515	832
1973	5,420	3,008	2,412	1,143	424	845
1974	3,455	1,626	1,829	839	401	589
1975	3,042	1,078	1,964	826	343	795
1976	3,386	1,326	2,060	821	366	873
1977	4,790	2,210	2,580	1,070	429	1,081
1978	5,006	2,075	2,931	1,382	555	994
1979	5,997	3,046	2,951	1,429	512	1,010
1980	4,072	1,650	2,422	1,192	427	803
1981	2,551	768	1,783	1,032	353	398
New duplex units:						
1970	228	212	16	6	6	4
1971	100	70	30	28	-	2
1972	124	112	12	4	6	2
1973	326	312	14	6	4	4
1974	484	464	20	4	14	2
1975	242	112	130	12	16	102
1976	110	56	54	-	46	8
1977	100	84	16	4	2	10
1978	278	260	18	-	12	6
1979	208	134	74	16	44	14
1980	84	46	38	12	24	2
1981	164	42	122	18	38	66

Continued on next page.

Table 476.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1970 TO 1981 -- Con.

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
New apartments:						
1970	5,122	3,957	1,165	389	67	709
1971	5,623	4,017	1,606	830	29	747
1972	9,023	6,952	2,071	850	365	856
1973	11,864	9,745	2,119	493	339	1,287
1974	15,203	11,070	4,133	990	501	2,642
1975	7,031	4,240	2,791	499	186	2,106
1976	3,492	3,142	350	129	-	221
1977	3,129	2,389	740	129	83	528
1978	4,327	2,111	2,216	282	610	1,324
1979	4,800	1,854	2,946	737	1,125	1,084
1980	5,163	1,854	3,309	727	769	1,813
1981	3,135	1,873	1,262	267	60	935
Units demolished:						
1970 <u>1/</u>	930	642	288	100	112	76
1971	857	596	261	80	87	94
1972	956	669	287	70	82	135
1973	1,156	874	282	102	60	120
1974	983	703	280	162	73	45
1975	913	632	281	135	11	135
1976	857	613	244	92	6	146
1977	906	696	210	96	15	99
1978	696	558	138	81	5	52
1979	611	460	151	60	15	76
1980	766	665	101	63	6	32
1981	686	521	165	21	70	74

1/ Hawaii and Maui Counties estimated.

Source: Compiled from County building departments by the Hawaii State Department of Planning and Economic Development.

Table 477.-- ESTIMATED VALUE PER UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1976 TO 1981

[In dollars. Excludes building permits for additions, alterations and repair.]

Year issued	Single-family	Two-family	Multi-family	Hotel <u>1/</u>
1976	37,138	27,793	32,335	25,506
1977	36,668	29,366	34,900	(<u>2/</u>)
1978	51,329	35,877	40,209	(<u>2/</u>)
1979	54,373	43,041	43,399	(<u>2/</u>)
1980	52,755	72,768	65,660	54, <u>3</u> 01
1981	72,044	69,071	70,710	(<u>2/</u>)

1/ Estimated value per room.

2/ No permit issued.

Source: City and County of Honolulu Department of Building, "Summary of Building Permits" (annual), and records.

Table 478.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII: 1979 TO 1981

Calendar year	Projects	Units	
		Residential	Business or commercial
1979	150	11,805	82
1980	156	9,953	594
1981	98	3,172	1,213

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, records.

Table 479.-- NUMBER OF CONDOMINIUM UNITS BUILT AND STANDING: 1971 TO 1981

Year	Condominium units added to inventory during year					Condominium units standing, Dec. 31
	All types	1-family and duplex	Town-house	Low-rise	High-rise	
1971	4,318	-	1,062	382	2,874	19,638
1972	2,835	12	770	914	1,139	22,473
1973	6,741	36	1,596	1,619	3,490	29,214
1974	9,275	235	1,775	2,112	5,153	38,489
1975	10,798	68	1,760	2,922	6,043	49,287
1976	7,357	112	655	260	6,330	56,644
1977	3,321	40	942	883	1,456	59,965
1978	3,210	4	604	810	1,792	63,175
1979	6,816	97	1,156	1,447	4,116	69,991
1980	10,441	74	3,263	2,553	4,551	80,432
1981	9,704	67	2,745	4,825	2,067	90,136

Source: Bank of Hawaii, Construction in Hawaii, 1982 (1982), p. 7, as corrected.

Table 480.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO CONDOMINIUM UNITS: 1963 TO 1981

Calendar year	Projects	Housing units
1963-69	20	768
1970-74 <u>1/</u>	33	1,680
1975-79 <u>1/</u>	83	4,041
1980	71	3,397
1981	27	661
Total, 1963-81	234	10,547

1/ For annual data, see the 1981 Data Book, table 471.

Source: 1963-1980 compiled by Real Estate Research Center, College of Business Administration, University of Hawaii, from the records of the Hawaii Real Estate Commission; 1981 from Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, records.

Table 481.-- HONOLULU CONSTRUCTION COST INDEXES: 1972 TO 1982

[1967=100. Data are annual averages unless otherwise specified.]

Year	Single-family residence			High-rise building		
	All components	Materials prices	Labor <u>1/</u>	All components	Materials prices	Labor <u>1/</u>
1972	135.2	123.1	150.6	133.6	114.6	150.0
1973	154.7	150.0	160.9	144.9	129.7	160.6
1974	164.6	159.0	171.6	163.7	154.6	175.6
1975	175.7	167.1	186.6	178.8	171.3	185.3
1976	193.9	176.3	215.9	199.1	178.5	216.9
1977	221.2	197.7	251.2	221.9	188.1	251.2
1978	243.4	218.7	274.5	241.3	204.7	273.1
1979	266.2	248.3	288.8	264.3	237.6	287.5
1980	283.2	263.8	307.8	290.1	270.5	307.1
1981	291.2	254.2	337.9	308.2	274.6	337.4
1982: July <u>2/</u>	302.3	249.0	369.6	327.0	279.5	368.2

1/ Wages and benefits.

2/ Preliminary.

Source: First Hawaiian Bank, Research Division, records.

Table 482.-- CHARACTERISTICS OF CONSTRUCTION INDUSTRIES AND
SUBDIVIDERS AND DEVELOPERS: 1972 AND 1977

Industry	SIC code	Number of establishments		Proprietors and working partners	
		1972	1977	1972	1977
Construction industries and subdividers and developers .....	...	2,318	3,170	1,327	2,020
Construction industries	15-17	2,183	3,029	1,265	1,848
General building contractors and operative builders ...	15	703	843	343	459
Heavy construction general contractors	16	92	114	39	50
Special trade contractors ..	17	1,387	2,072	882	1,340
Subdividers and developers, n.e.c.	6552	135	145	62	172
Industry	SIC code	All employees <u>1/</u>		All business receipts (\$1,000)	
		1972	1977	1972	1977
Construction industries and subdividers and developers .....	...	25,012	20,792	1,109,328	1,508,865
Construction industries	15-17	24,460	20,187	1,046,508	(D)
General building contractors and operative builders ...	15	9,900	7,944	563,928	779,765
Heavy construction general contractors	16	3,147	2,319	124,794	(D)
Special trade contractors ..	17	11,413	9,924	357,785	469,024
Subdividers and developers, n.e.c.	6552	552	607	62,819	(D)

D Withheld to avoid disclosing data for individual companies.
n.e.c. Not elsewhere classified.

1/ Average of totals for mid-March, mid-May, mid-August, and mid-November.

Source: U.S. Bureau of the Census, 1977 Census of Construction Industries, Geographic Area Series, Pacific States, CC77-A-9 (August 1980), p. 51-4.

Table 483.-- GENERAL EXCISE TAX BASE FOR CONTRACTING AND RENTALS: 1971 TO 1981

[In thousands of dollars. Data are on a cash basis accounting and may be distorted by cutoffs, out-of-period adjustments (assessments and error corrections), taxpayer reporting in wrong categories, and computer problems.]

Year reported <u>1/</u>	Contracting	Rentals		
		Total	Hotel rentals	All other rentals <u>2/</u>
1971	692,938	573,606	198,539	375,067
1972	695,939	649,954	227,058	422,895
1973	904,629	761,447	264,519	496,928
1974	1,027,195	893,347	319,109	574,237
1975	1,161,913	1,019,792	365,919	653,873
1976	1,012,952	1,161,955	433,300	728,655
1977 <u>3/</u>	983,618	1,274,918	482,990	791,929
1978 <u>3/</u>	1,060,898	1,392,947	535,874	857,073
1979	1,325,460	1,699,947	672,098	1,027,848
1980	1,569,658	1,820,715	708,620	1,112,095
1981	1,613,764	2,040,505	770,705	1,269,800

1/ Calendar year in which reported, including "prior years" reports. Income received in December is reported the following January, hence these annual totals generally refer to an "income year" ended November 30.

2/ Includes residential, office, automobile, and equipment rentals, and land leases.

3/ Partly estimated.

Source: Hawaii State Department of Taxation, "General Excise and Use Tax Base" (annual tabular release).

Table 484.-- TENURE AND CONTROL OF HOUSING UNITS: 1970 TO 1982

Year	All housing units <u>1/</u>	Owner occupied units <u>2/</u>		Renter occupied and vacant units		
		Land owned	Land leased	Private <u>3/</u>	Federal <u>4/</u>	State and County <u>4/</u>
1970 ...	216,774	68,422	20,802	106,821	14,439	6,290
1971 ...	228,749	72,086	21,732	113,531	15,089	6,311
1972 ...	238,770	75,939	24,565	117,111	14,959	6,196
1973 ...	250,742	78,878	26,776	123,934	15,071	6,083
1974 ...	266,828	82,494	30,333	131,368	16,373	6,260
1975 ...	284,120	85,264	30,543	145,276	16,386	6,651
1976 ...	298,339	88,284	33,730	152,578	17,225	6,522
1977 ...	306,989	89,980	34,549	158,223	17,493	6,744
1978 ...	315,513	92,989	35,869	161,728	18,653	6,274
1979 ...	324,261	96,273	36,540	165,045	19,022	7,381
1980 ...	334,235	100,478	36,986	170,963	19,437	6,371
1981 ...	342,873	104,677	37,413	174,753	19,427	6,603
1982 ...	348,980	106,147	37,372	179,579	19,392	6,490

NA Not available.

1/ As of April 1.

2/ As indicated by the number of taxpayers claiming home exemptions. The number of owner occupied housing units reported by the U.S. Census of Housing is somewhat higher than the corresponding number based on taxpayer home exemptions, chiefly because of differences in definitions. Data for 1977-1982 refer to January 1; data for 1970-1976, to July 1.

3/ Calculated as a residual after accounting for the known components, some of which pertain to dates other than April 1, and thus not attributable to any specific date.

4/ As of April 1. Data include housing units leased from private owners.

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1982 (Statistical Report 156, July 28, 1982), table 3.

Table 485.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,
1970 TO 1982

[As of April 1.]

Year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
1970 ..	216,774	174,742	42,032	18,972	9,021	14,039
1971 ..	228,749	184,101	44,648	20,061	9,298	15,289
1972 ..	238,770	190,973	47,797	21,648	9,555	16,594
1973 ..	250,742	198,970	51,772	23,578	10,092	18,102
1974 ..	266,828	210,940	55,888	25,282	10,700	19,906
1975 ..	284,120	223,647	60,473	26,694	11,347	22,432
1976 ..	298,339	232,669	65,670	28,131	11,934	25,605
1977 ..	306,989	237,571	69,418	29,453	12,433	27,532
1978 ..	315,513	243,103	72,410	30,579	12,841	28,990
1979 ..	324,261	247,465	76,796	32,283	13,610	30,903
1980 ..	334,235	252,038	82,197	34,215	14,828	33,154
1981 ..	342,873	254,969	87,904	36,180	16,314	35,410
1982 ..	348,980	256,967	92,013	37,738	17,081	37,194

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1982 (Statistical Report 156, July 28, 1982), table 4.

Table 486.-- TENURE AND CONTROL OF HOUSING UNITS, BY COUNTIES: 1982

County	All housing units <u>1/</u>	Owner occupied units <u>2/</u>		Renter occupied and vacant units <u>3/</u>		
		Land owned	Land leased	Private <u>4/</u>	Federal <u>1/</u>	State and County <u>1/</u>
State total	348,980	106,147	37,372	179,579	19,392	6,490
City & Co. of Honolulu	256,967	72,839	35,539	124,443	19,244	4,902
County of Hawaii	37,738	16,279	1,026	19,378	56	999
County of Kauai	17,081	5,930	138	10,697	64	252
County of Maui	37,194	11,099	669	25,061	28	337

1/ As of April 1.

2/ As indicated by the number of taxpayers claiming home exemptions, as of January 1.

3/ Data for both Federal and State agencies include housing units leased by these agencies from private owners. All data are as of April 1.

4/ Calculated as a residual after accounting for the known components, some of which pertain to dates other than April 1, and thus are not attributable to any specific date.

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1982 (Statistical Report 156, July 28, 1982), table 2.

Table 487.-- GENERAL HOUSING CHARACTERISTICS: 1980

Subject	Amount
Year-round housing units	
2 or more complete bathrooms (percent)	34.1
Complete kitchen facilities (percent)	97.4
Water from public system or private company (percent)	98.6
Sewage disposal by public sewer (percent)	81.6
Air conditioning (percent)	16.0
No house heating (percent)	89.2
Built before 1940 (percent)	10.0
3 or more bedrooms (percent)	46.5
4 stories or more in structure (percent)	19.4
With elevator (percent of units in such structures)	91.9
Occupied housing units	
Householder moved into unit before 1975 (percent)	44.2
With telephone (percent)	94.8
Electric water heating (percent)	73.2
Electric cooking (percent)	78.2
Owner-occupied housing units	
With mortgage (percent)	73.4
Median monthly owner costs: Mortgaged units (dollars) ...	466
Not mortgaged (dollars)	113
Renter-occupied housing units	
Median gross rent (dollars)	308

Source: U.S. Bureau of the Census, 1980 Census of Population and Housing, Provisional Estimates of Social, Economic, and Housing Characteristics, PHC80-S1-1 (March 1982), pp. 71, 81, and 91.

Table 488.-- GENERAL HOUSING CHARACTERISTICS, BY COUNTIES: 1980

Subject	State total <u>1/</u>	City and County of Honolulu	Other counties		
			Hawaii	Kauai	Maui
Persons in occupied units	925,092	725,865	90,436	38,679	70,008
Per occupied unit	3.15	3.15	3.09	3.22	3.11
Total housing units	334,235	252,038	34,215	14,828	33,033
Year-round housing units:					
Number	332,213	250,866	33,954	14,544	32,728
Median rooms	4.4	4.3	4.7	4.6	3.9
One unit at address (percent) ..	59.5	56.6	76.1	81.1	54.9
Lacking complete plumbing for exclusive use (percent)	2.3	1.5	7.0	4.8	2.9
Occupied housing units:					
Number	294,052	230,214	29,237	12,020	22,510
With 1.01 or more persons per room (percent)	15.3	15.5	13.0	15.2	16.4
Owner-occupied units:					
Number	151,954	114,831	17,731	6,429	12,963
Percent of occ. units	51.7	49.9	60.6	53.5	57.6
Median value <u>2/</u> (\$1,000)	118.1	129.5	71.2	89.7	112.1
Renter-occupied units:					
Number	142,098	115,383	11,506	5,591	9,547
Median contract rent <u>3/</u> (dollars)	271	276	220	176	306
Vacant units, total <u>4/</u>					
For sale only	2,153	1,321	455	98	278
Homeowner vacancy rate	1.4	1.1	2.5	1.5	2.1
For rent	16,289	9,002	1,883	1,490	3,913
Rental vacancy rate	10.3	7.2	14.1	21.0	29.1
Rented or sold, awaiting occupancy	4,518	2,415	835	321	946
Held for occasional use	4,409	2,311	853	318	906
Other vacant	10,792	5,603	691	297	4,175
Condominium units, total					
Owner-occupied	24,730	23,474	298	86	872
Renter-occupied	22,053	19,812	726	154	1,361
Vacant <u>4/</u>	24,925	13,104	2,048	1,613	8,160

Footnotes and source no next page.

Table 488.-- GENERAL HOUSING CHARACTERISTICS, BY COUNTIES: 1980 -- Con.

1/ Includes Kalawao County (121 housing units), not shown separately in this table.

2/ Estimated market value of property (house and lot), for one-family houses on less than 10 acres. The median value of owner-occupied condominium units was \$98,600.

3/ Excluding no cash rent.

4/ Units temporarily occupied, or intended for occupancy, entirely by persons who have a usual residence elsewhere are classified as vacant. Shared ownership or time-sharing condominiums are classified as "vacant, held for occasional use."

Source: U.S. Bureau of the Census, 1980 Census of Housing, General Housing Characteristics, Hawaii, HC80-1-A13 (July 1982), tables 1, 5, 7, 46 and 48.

Table 489.-- CHARACTERISTICS OF SINGLE-FAMILY AND MULTIFAMILY DEVELOPMENTS, FOR OAHU: 1976 TO 1981

Year	Single-family developments				Multifamily developments <u>1/</u>		
	Average area (square feet)		Units sold	Average price (dollars)	Average living area (sq. ft.)	Units sold	Average price (dollars)
	House	Lot					
1976 ..	1,259	6,151	658	77,895	1,181	917	56,275
1977 ..	1,261	6,167	1,164	79,266	1,125	553	56,543
1978 ..	1,442	5,932	1,566	102,479	1,133	438	68,149
1979 ..	1,493	4,753	1,696	114,731	1,153	346	87,480
1980 ..	1,291	4,631	813	131,693	1,190	740	93,428
1981 ..	1,389	5,698	354	157,026	1,215	278	103,310

1/ Four stories or under.

Source: Bank of Hawaii, Construction in Hawaii, 1982 (1982), pp. 9-10.

Table 490.-- HAWAII HOUSING AUTHORITY OPERATIONS:
1971 TO 1981

Year	Units owned by HHA <u>1/</u>		Population in units <u>1/</u>	Total assets <u>1/</u> (\$1,000)
	Total	Occupied		
1971	4,917	4,683	18,806	75,003
1972	5,403	5,333	19,368	80,848
1973	5,406	5,361	19,078	82,060
1974	5,547	5,407	18,898	72,826
1975	5,442	5,419	18,175	81,169
1976	5,515	5,498	17,783	88,426
1977 <u>3/</u> ...	5,555	5,524	18,214	80,843
1978	5,404	5,349	16,799	83,098
1979	5,461	5,391	16,819	103,787
1980	5,466	5,459	17,522	327,960 <u>4/</u>
1981	5,632	5,593	17,935	337,920 <u>4/</u>

Year	Operating revenues of HHA <u>2/</u> (\$1,000)		Operating revenues per unit per mo. <u>2/</u> (dollars)	Rent charged per unit per month (dollars) <u>2/</u>
	Gross	Net		
1971	6,238	54	111.00	67.61
1972	6,006	22	93.84	70.05
1973	6,175	19	95.98	73.26
1974	6,940	100	106.95	84.94
1975	7,186	422	106.85	67.88
1976	8,057	128	136.38	68.18
1977 <u>3/</u> ...	8,696	-767	103.36	97.05
1978	7,619	387	129.06	108.42
1979	8,488	788	131.69	121.98
1980 <u>5/</u> ...	8,633	598	163.91	125.70
1981 <u>5/</u> ...	10,635	920	193.58	141.27

1/ As of June 30.

2/ Year ended June 30.

3/ Gross operating revenue includes Federal subsidies of \$1,843,000. Net loss reflects the utilization of operating reserves absorbing the excess of expenditures over receipts.

4/ Replacement cost estimate at \$60,000/unit.

5/ Federal projects only; revenue amounts include Federal subsidies.

Source: Hawaii Housing Authority, records.

Table 491.-- HOUSING VACANCY SURVEYS OF OAHU: 1977 TO 1982

[Sponsored by the Federal Home Loan Bank of Seattle and conducted by U.S. mail carriers. Data for 1977-1981 have been adjusted to include newly completed but vacant units, omitted from base in earlier reports.]

Year and month	Total units	Vacant units				Units under construction
		Used and new		Used	New	
		Number	Percent			
1977: April <u>1/</u> .	215,923	5,472	2.5	3,399	2,073	2,228
1978: March	226,103	5,178	2.3	3,312	1,866	4,820
1979: May	233,631	4,081	1.7	2,584	1,497	4,754
1980: March	238,028	5,104	2.1	3,039	2,065	3,980
1981: March	240,354	5,235	2.2	3,306	1,929	2,400
1982: March	244,077	4,130	1.7	2,665	1,465	1,087

1/ Dated March 1977 in the original report but April 1977 thereafter. For survey data for 1955-1976, see Historical Statistics of Hawaii, p. 397.

Source: Federal Home Loan Bank of Seattle, Honolulu Housing Vacancy Survey (annual), as adjusted to 1982 definitions.

Table 492.-- HOUSING VACANCY SURVEY OF OAHU: MARCH 1982

[Sponsored by the Federal Home Loan Bank of Seattle and conducted by U.S. mail carriers.]

Subject	All housing types	Single-family units	Multi-family units	Mobile homes
Total units	244,077	118,323	125,753	-
Vacant units	4,130	1,314	2,816	-
Used	2,665	551	2,114	-
New	1,465	763	702	-
Percent vacant	1.7	1.1	2.2	...
Units under construction ..	1,087	602	485	-

Source: Federal Home Loan Bank of Seattle, Honolulu, Hawaii, Housing Vacancy Survey, March, 1982.

Table 493.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: QUARTERLY, 1970 TO 1982

[Percent vacant, based on housing units sampled for the Hawaii Health Surveillance Program survey. Units occupied by households temporarily absent were classified as occupied. The base excludes units occupied by transients.]

Year	Oahu <u>1/</u>				Other islands <u>2/</u>			
	1st qtr.	2nd qtr.	3rd qtr.	4th qtr.	1st qtr.	2nd qtr.	3rd qtr.	4th qtr.
1970 ..	4.0	3.4	2.7	3.9	...	2.1	4.1	2.5
1971 ..	4.6	3.2	2.2	2.4	3.6	4.6	6.4	5.9
1972 ..	3.8	4.2	3.5	2.4	4.8	6.5	4.7	6.0
1973 ..	2.7	2.6	2.4	2.9	4.4	5.0	4.7	6.0
1974 ..	4.4	4.2	4.7	2.2	6.5	3.9	3.6	4.7
1975 ..	3.0	5.0	8.2	5.8	6.7	7.0	8.2	5.8
1976 <u>3/</u>	...	...	4.7	5.4	...	...	5.5	5.7
1977 ..	5.3	5.9	6.5	6.5	6.4	5.3	6.9	2.8
1978 ..	4.3	2.8	3.6	4.2	6.7	4.1	3.9	3.7
1979 ..	2.7	3.0	2.3	3.1	4.0	6.0	2.8	3.9
1980 ..	2.6	4.8	4.3	3.8	2.8	5.4	5.5	5.6
1981 ..	3.0	5.4	5.0	4.5	5.7	5.7	6.4	5.4
1982 ..	3.4	2.9			4.2	5.3		

1/ Based on quarterly samples of 592 to 1,731 units before 1978 and 745 to 1,081 units in 1978-1982.

2/ Based on quarterly samples of 274 to 1,055 units before 1978 and 505 to 1,027 units in 1978-1982. Data are unavailable for the first quarter of 1970.

3/ Survey suspended during the first half of 1976.

Source: Hawaii State Department of Health, Hawaii Health Surveillance Program, records.

Table 494.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS AND COUNTIES: 1980

[Based on place of residence one year prior to survey date.]

Island and military status of household head <u>1/</u>	All household heads	Non-movers	Movers		Mobility not reported
			Number	Percent <u>2/</u>	
State total	287,009	243,663	40,654	14.3	2,692
Military	27,836	16,565	11,187	40.3	84
Civilian	258,833	227,098	29,370	11.5	2,365
Status not reported	340	-	96	100.0	243
Oahu	223,674	189,134	32,576	14.7	1,964
Military	27,785	16,565	11,136	40.2	84
Civilian	195,600	172,569	21,343	11.0	1,688
Status not reported	289	-	96	100.0	193
Other islands	63,334	54,529	8,077	12.9	728
Hawaii	29,382	25,488	3,410	11.8	484
Kauai	11,440	10,449	955	8.4	36
Maui, Molokai, and Lanai	22,512	18,592	3,712	16.6	208

1/ Military status of household head at the time of the survey.

2/ Based on number reporting.

Source: Hawaii State Department of Health, Hawaii Health Surveillance Program, special tabulation.

Table 495.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,
FOR OAHU: 1957 TO 1981

[Data include 1-family and condominium properties for all years and cooperative, income, and vacant properties through 1977.]

Year	Number listed	Sold		
		Number	Percent	Average selling price (dollars)
1957	1,805	924	51.2	19,694
1958	2,064	936	45.3	21,365
1959	1,666	967	58.0	23,560
1960	1,868	795	42.6	27,808
1961	1,847	541	29.3	29,144
1962	1,522	515	33.8	29,332
1963	1,743	624	35.8	30,323
1964	1,934	882	45.6	32,951
1965	1,854	910	49.1	35,727
1966	2,137	813	38.0	35,652
1967	2,124	963	45.3	38,810
1968	2,375	1,133	47.7	42,546
1969	2,606	1,422	54.6	46,333
1970	3,415	1,693	49.6	44,755
1971	4,165	2,157	51.8	58,651
1972	6,022	4,555	75.6	60,810
1973	7,845	5,348	68.2	70,769
1974	10,933	4,821	44.1	70,918
1975	11,271	4,174	37.0	71,485
1976	10,627	4,311	40.6	75,483
1977	10,597	5,523	52.1	81,213
1978-1979 <u>1/</u> .	9,926	5,714	57.6	82,076
1979-1980 <u>1/</u> .	13,506	8,009	59.3	103,698
1980-1981 <u>1/</u> .	14,090	5,553	39.4	124,897
1981 <u>2/</u>	13,799	3,735	27.1	144,227

1/ Year ended February 28 or 29.

2/ Data cover period of March through December only.

Source: Honolulu Board of Realtors, records.

Table 496.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES
OF RESIDENTIAL AND CONDOMINIUM UNITS, FOR OAHU: 1972 TO
1981

Year	Number of units listed		Number of units sold	
	Residen- tial	Condo- minium	Residen- tial	Condo- minium
1972	3,472	2,080	2,891	1,306
1973	4,148	3,185	2,699	2,379
1974	4,826	4,912	2,246	2,302
1975	4,821	5,323	2,265	1,715
1976	4,791	4,903	2,472	1,650
1977	4,452	5,422	2,985	2,285
1978-1979 <u>1/</u> ...	3,522	6,404	2,139	3,575
1979-1980 <u>1/</u> ...	4,105	9,401	2,253	5,756
1980-1981 <u>1/</u> ...	4,352	9,738	1,820	3,733
1981	<u>2/</u> 4,012	<u>2/</u> 8,708	1,532	2,436

Year	Percent of listed units sold		Average selling price (dollars)	
	Residen- tial	Condo- minium	Residen- tial	Condo- minium
1972	83.3	62.8	65,723	43,869
1973	65.1	74.7	85,914	46,811
1974	46.5	46.9	83,611	54,956
1975	47.0	32.2	83,797	55,596
1976	51.6	33.7	85,691	59,842
1977	67.0	42.1	94,028	61,484
1978-1979 <u>1/</u> ...	60.7	55.8	114,264	67,783
1979-1980 <u>1/</u> ...	54.9	61.2	151,775	84,880
1980-1981 <u>1/</u> ...	41.8	38.3	169,107	103,342
1981	<u>2/</u> 34.1	<u>2/</u> 24.9	191,597	111,056

1/ Year ended February 28 or 29.

2/ Data cover period of March through December only.

Source: Honolulu Board of Realtors, records.

Table 497.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES OF RESIDENTIAL UNITS, BY NUMBER OF BEDROOMS, FOR OAHU: 1981

[Data cover the period of March through December only.]

Type of property	Number of units listed	Units sold		Selling price of units sold	
		Number	Percent	Total (\$1,000)	Per unit (dollars)
All units	4,012	1,370	34.1	<u>1/</u> 261,995	<u>1/</u> 191,797
No bedrooms	13	10	76.9	2,779	277,850
1 or 2 bedrooms	296	103	34.8	17,100	166,024
3 bedrooms	2,202	795	36.1	136,570	171,786
4 or more bedrooms	1,489	458	30.8	105,546	230,449
Unspecified	12	4	33.3	(NA)	(NA)

NA Not available.

1/ Excludes units with unspecified number of bedrooms.

Source: Honolulu Board of Realtors, records.

Table 498.-- OFFICE BUILDING OCCUPANCY, FOR HONOLULU: QUARTERLY, 1980 TO 1982

[Floor area occupied as percent of total floor area of offices surveyed. Most of the office buildings surveyed are in the Honolulu central business district, but a few are at other locations in Honolulu.]

Year	1st quarter	2nd quarter	3rd quarter	4th quarter
1980	96.6	97.9	...	98.6
1981	98.7	...	98.8	97.5
1982 .....	...	92.4		

Source: Building Owners and Managers Association, Hawaii, Newsletter (monthly).

Table 499.-- OFFICE SPACE IN DOWNTOWN HONOLULU:
1949 TO 1982

[As of December 31.]

Year	Buildings	Office space (square feet)
1949	9	423,500
1959	14	580,100
1964	20	937,700
1969	30	1,960,100
1974	37	3,403,700
1979	42	4,192,200
1980	43	4,274,200
1981	43	4,274,200
1982 <u>1/</u>	45	4,760,800

1/ Projected.

Source: Data from Hastings, Martin, Chew and Associates, as updated, in Hawaii Business, April 1982, p. 40.

Table 500.-- AVERAGE BASE RENT AND VACANCY RATE, FOR
HONOLULU OFFICE BUILDINGS: 1979 TO 1982

[As of June.]

Year	Average base rent (dollars per sq. ft. per year)		Vacancy rate (percent)
	New buildings	Old buildings	
1979	10.80	9.00	2.0
1980	12.00	10.00	1.5
1981	17.40	13.20	0.4
1982	21.00	19.80	6.6

Source: Howard Ecker and Co., Chicago, "Renters Market Blooms for Honolulu Office Space Users as Building Boom Reaches New Heights," release dated June 1, 1982, reporting results of 12th semi-annual Ecker Survey.

Table 501. -- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE
VALUE OF LAND CONVEYED: 1972 TO 1982

Year ended June 30	Number of deeds filed and recorded	Approximate value of land conveyed (dollars) <u>1/</u>
1972	20,354	1,211,269,225
1973	21,874	1,736,756,401
1974	21,435	2,076,149,450
1975	17,892	1,308,805,819
1976	20,072	915,195,342
1977	22,618	1,771,313,731
1978	24,902	1,306,408,450
1979	28,586	3,709,276,737
1980	28,996	4,529,726,150
1981	23,213	3,960,013,179
1982	20,372	2,892,628,137

1/ Data include leases, agreement of sales assignments; subleases, etc., as well as deeds.

Source: Hawaii State Department of Land and Natural Resources, Annual Report (annual); Bureau of Conveyances, records.

Table 502.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES:
1979 TO 1981

[In dollars. For calendar years. Totals include leases, agreement of sales assignments, subleases, etc., as well as deeds.]

County	1979	1980	1981
State total	2,922,813,108	3,857,161,012	3,200,331,490
Honolulu	2,015,789,173	2,518,584,243	2,078,739,157
Mauai	339,399,214	549,819,017	424,993,830
Hawaii	375,149,523	487,446,10	397,740,539
Kauai	192,475,198	301,311,650	298,857,964

Source: Hawaii State Department of Land and Natural Resources, Bureau of Conveyances, records.

Table 503.-- AVERAGE SQUARE FOOT COST OF
FINISHED RESIDENTIAL LOTS: 1980 AND 1981

Year	Average cost (dollars)
1980	10.59
1981 <u>1/</u>	7.74

1/ The U.S. average in 1981 was \$1.11. Among the 50 States and District of Columbia, only D.C. reported a higher average than Hawaii.

Source: Homer Hoyt Institute, Land Review, Vol. 2, No. 3, March 1982, p. 8.

Table 504.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE:
1976 TO 1981

Year	Mortgages recorded			Fore-closures <u>1/</u> (\$1,000)	Mortgage assignments (\$1,000)	Agreements of sale (\$1,000)
	Number	Total value (\$1,000)	Average value (dollars)			
1976 ...	24,799	1,674,255	67,513	676	4,091	357,147
1977 ...	27,799	2,166,606	77,938	8,470	2,696	411,525
1978 ...	31,070	2,504,979	80,624	8,392	3,074	611,732
1979 ...	38,309	3,201,376	83,567	335	3,918	1,133,166
1980 ...	27,551	3,034,349	110,135	767	6,246	1,140,453
1981 ...	23,156	2,285,147	98,685	1,233	3,097	1,041,662

1/ Commercial and residential projects.

Source: Data from Title Guaranty of Hawaii and State Bureau of Conveyances, cited in the Bank of Hawaii, Construction in Hawaii, 1982 (1982), p. 30.

Table 505.-- REAL ESTATE MORTGAGE LOANS OUTSTANDING, BY TYPE
OF LENDING INSTITUTION: 1971 TO 1981

[In thousands of dollars. As of December 31.]

Year	All institutions	Banks	Savings, building and loan associations	Trust companies <u>1/</u>	Industrial loan companies	Insurance companies
1971	2,093,033	496,899	854,183	5,156	63,852	672,944
1972	2,424,166	570,525	1,061,068	2,199	90,733	699,641
1973	2,797,345	662,989	1,231,323	984	194,758	707,292
1974	3,210,216	751,142	1,344,025	593	291,566	822,890
1975	3,564,867	816,412	1,547,871	479	318,305	881,800
1976	3,959,529	883,500	1,841,239	2,307	284,856	947,627
1977	4,495,971	992,773	2,229,623	1,241	292,066	980,268
1978	5,320,761	1,150,080	2,762,269	1,913	330,902	1,075,597
1979	6,323,194	1,399,782	3,256,232	466	406,753	1,259,961
1980 <u>2/</u> .	7,131,368	1,493,470	3,708,523	77	502,964	1,426,334
1981	(NA)	1,585,846	3,954,169	77	603,720	(NA)

NA Not available.

1/ Excluding mortgage loans held in trust and agency accounts.

2/ Corrected from table 498 in 1981 edition.

Source: Hawaii State Department of Commerce and Consumer Affairs, Bank Examination Division and Insurance Division.

Table 506.-- CHARACTERISTICS OF HOMES INSURED UNDER FHA
SECTIONS 203 AND 245: 1981

Subject	Proposed homes		Existing homes	
	Sec. 203	Sec. 245 <u>1/</u>	Sec. 203	Sec. 245 <u>1/</u>
Volume of FHA-insured mortgages:				
Number	56	157	215	131
Amount (\$1,000)	3,908	12,542	15,732	10,955
Average:				
Sample size	29	88	88	66
Property value	(S)	\$99,745	\$111,231	\$102,991
Market price of site	(S)	\$65,147	\$56,226	\$52,090
Percent of value	(S)	65.7	50.5	50.4
Improved living area <u>2/</u> (square feet) .	(S)	1,107	1,077	1,128
Age of structure <u>3/</u> (years) .....	...	...	9.9	7.8
Price of site per square foot	(S)	\$8.82	\$8.06	\$7.34
Lot size (square feet)	(S)	8,393	7,734	8,097
Mortgagor's total annual income <u>3/</u>	(S)	\$31,428	\$36,545	\$31,250
Monthly cost of heating and utilities .	(S)	\$66.10	\$71.12	\$68.23
Sale price per square foot <u>2/</u>	(S)	\$81.26	\$81.79	\$76.34
Construction cost per square foot	(S)	\$52.25	...	...

(S) Sample too small for reliable estimate.

1/ Graduated payment mortgage program.

2/ Data based on 1-story structures.

3/ Median rather than arithmetic mean.

Source: U.S. Department of Housing and Urban Development, FHA Homes. Data for States and Selected Areas on Characteristics of FHA Operations under Section 203 (annual) and FHA Homes. Data for States and Selected Areas on Characteristics of FHA Operations under Section 245, Graduated Payment Mortgage Program (annual).

Table 507.-- CHARACTERISTICS OF HOME PURCHASES, FOR OAHU:
SECOND QUARTER: 1981

[Based on a sample of conventional mortgage loans made by
savings associations.]

Subject	Amount
Borrower characteristics:	
Median age (years)	42
1 or 2 person households (percent)	62.2
Married (percent)	80.6
First-time buyers (percent)	2.0
Median annual income of household (dollars) <u>1/</u>	60,000
Second income <u>2/</u>	42.7
Home characteristics:	
Median purchase price (dollars) <u>3/</u>	108,122
Age: New (percent)	49.0
25 years old or more (percent)	7.1
Median size (square feet)	973
Condominium (percent)	78.6
Median monthly housing expense (dollars)	1,072
Median downpayment (dollars)	25,200
Housing expense exceeding 25 percent of household income (percent)	29.3

1/ The U.S. median was \$39,196.

2/ Percent of households with two adults in which income
contributed by a second earner accounted for 10 percent or more
of total household income.

3/ The U.S. median was \$72,000.

Source: United States League of Savings Associations,
Homeownership: The American Dream Adrift (1982), pp. 57 and 88.

Table 508.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:
1971 TO 1981

[As of December 31.]

Facility	State totals			Geographic area: 1981	
	1971	1980	1981	Hawaii County	
				Hilo	Kona
Total <u>1/</u>	1,796	3,361	3,501	108	76
Elevators	1,508	2,846	2,983	83	73
Under 9 stories	845	1,554	1,634	74	73
Hydro	210	522	581	27	24
Roped	635	1,032	1,053	47	49
9 to 18 stories	472	800	829	9	-
19 to 28 stories	139	299	313	-	-
29 to 38 stories	52	148	161	-	-
38 stories or more	-	45	46	-	-
Escalators and moving walks	118	228	236	6	-
Inclined lifts	-	9	8	3	1
Man lifts	11	10	10	-	-
Dumbwaiters	157	253	259	16	2
Other facilities	2	4	5	-	-
Workmen's hoists <u>1/</u>	44	11	15	-	-
Buildings with facilities <u>1/</u>	(NA)	1,566	1,620	65	37

Continued on next page.

Table 508.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:
1971 TO 1981 -- Con.

Facility	Geographic area: 1981 -- Con.				
	Maui County			Oahu	Kauai County
	Maui	Lanai	Molokai		
Total <u>1/</u>	292	1	1	2,942	81
Elevators	269	1	-	2,482	75
Under 9 stories	211	1	-	1,208	67
Hydro	95	1	-	398	36
Roped	116	-	-	810	31
9 to 18 stories	53	-	-	759	8
19 to 28 stories	5	-	-	308	-
29 to 38 stories	-	-	-	161	-
38 stories or more	-	-	-	46	-
Escalators and moving walks	1	-	-	229	-
Inclined lifts	2	-	-	2	1
Man lifts	-	-	-	10	-
Dumbwaiters	18	-	1	216	6
Other facilities	2	-	-	3	-
Workmen's hoists <u>1/</u>	3	-	-	12	-
Buildings with facilities <u>1/</u> ...	129	1	1	1,354	33

NA Not available.

1/ Workmen's hoists not included in totals.

Source: Hawaii State Department of Labor and Industrial Relations,
Division of Occupational Safety and Health, Boiler and Elevator
Inspection Bureau, records.

Table 509.-- TALLEST STRUCTURES ON OAHU: JANUARY 1982

Category and name or structure	Address	Year built	Height ^{1/}	
			Stories	Feet
Apartment houses:				
Regency Tower II	98-288 Kaonohi St. ...	1979	43	350
Discovery Bay	1778 Ala Moana	1976	42	350
Regency Tower	2525 Date St.	1974	42	350
Century Center	1750 Kalakaua Ave. ...	1978	41	350
Yacht Harbor Towers	1600 Ala Moana	1972	40	350
Ala Nanala Apt.	990 Ala Nanala	1983	40	350
Honolulu Tower	60 No. Beretania St. .	1983	40	350
Hotels:				
Ala Moana Hotel ^{2/}	410 Atkinson Drive ...	1970	38	396
Ala Wai Sunset	445 Seaside Ave.	1979	44	350
Pacific Beach Hotel.....	155 Liliuokalani Ave..	1979	43	350
Waikiki Ala Wai Waterfront	444 Niu St.	1979	43	350
Waikiki Lodge II	343 Hobron Lane	1979	43	350
Hyatt Regency Hotel	2424 Kalakaua Ave. ...	1976	39	350
Tapa Tower	2005 Kalia Rd.	1982	35	350
Office buildings:				
Pacific Trade Center	1058 Alakea St.	1972	30	350
Grosvenor Center	735 Bishop St.	1979	30	350
Ala Moana Bldg.	1441 Kapiolani Blvd. .	1960	25	300
Aloha Tower	Pier 9, foot of Fort Street	1926	10	184
Towers:				
VLF Antenna ^{3/}	Lualualei	1972	...	1,503
KGMB-TV	1534 Kapiolani Blvd. .	c. 1966	...	436
Dole water tower	Iwilei	1927	...	199
Other structures:				
Tripler Army Hospital	Moanalua	1948	14	189
Central Union Church	1660 So. Beretania St.	1924	...	160

^{1/} For structures authorized since adoption of 350-foot height limit in 1969, data may exclude the elevator machine room.

^{2/} Measured to the top of the elevator machine room.

^{3/} VLF Antenna of the Radio Transmitting Facility, Lualualei, of the Naval Communications Station, Honolulu. Two towers, each 1,503 feet, completed in August 1972.

Source: City and County of Honolulu, Building Department, records; Robert C. Schmitt, "Some Construction and Housing Firsts in Hawaii," The Hawaiian Journal of History, Vol. 15 (1981), pp. 100-112.

Table 510.-- TALLEST STRUCTURES ON THE NEIGHBOR ISLANDS:
JANUARY 1982

Kind of structure, island, and name	Address	Year completed	Height	
			Stories	Feet
APARTMENT HOUSE				
Hawaii:				
Bayshore Towers	Hilo	1970	15	135
Kauai:				
Waikomo Villas	Koloa	(UC)	4	52
Kapaa Shores	Kapaa	1974	4	48
Poipu Shores	Koloa	1975	4	48
Maui:				
Mana Kai Apartment	Kihei	1973	8	92
HOTEL				
Hawaii:				
Naniiloa Surf	Hilo	1966	12	131
Kauai:				
Kauai Surf Hotel	Lihue	1959	10	107
Sheraton Kauai Hotel	Koloa	1981	4	48
Maui:				
Royal Lahaina Hotel	Kaanapali	1970	12	132
The Whaler Hotel	Kaanapali	1975	12	110
Hyatt Regency Hotel	Kaanapali	1980	9	110
OFFICE BUILDING				
Hawaii:				
Hawaiian Telephone	Hilo	1970	4	62
Kauai:				
State Building	Lihue	1968	4	45
Maui:				
Kalana O Maui (County Bldg.) ..	Wailuku	1972	9	140
Wailuku Sugar Co.	Wailuku	1906	5	100

Continued on next page.

Table 510.-- TALLEST STRUCTURES ON THE NEIGHBOR ISLANDS:
 JANUARY 1982 -- Con.

Kind of structure, island, and name	Address	Year completed	Height	
			Stories	Feet
TOWER				
Hawaii:				
Coast Guard Loran Station	Upolu Point ..	1958	...	625
Kauai:				
Communication Engineers Tower .	Mana	1964	...	400
Maui:				
KMVI Radio Tower	Wailuku	1947	...	455
KNUI Radio Tower	Kihei	1969	...	280
Molokai:				
KAIM Radio Tower	Kalua Koi	1981	...	410
OTHER STRUCTURES				
Hawaii:				
Puna Sugar Power Plant	Keaau	1971	6	(NA)
Kauai:				
Lihue Plantation Co. thermal power plant	Lihue	1981	...	114
Wilcox Memorial Hospital	Lihue	1974	4	40
McBryde Sugar Co.	Koloa	1974	3	40
Maui:				
Pioneer Mill Co. smoke stack ..	Lahaina	1928	...	220
HC&S Co. smoke stack	Puunene	1900	...	107

NA Not available.

UC Under construction.

Source: Hawaii County Department of Research and Development,
 January 22, 1982; Kauai County Department of Public Works, March 29, 1982;
 Maui County Department of Public Works, March 31, 1982.